

# Queen's Landing Thursday Digest

April 24, 2025

Hello QL Neighbors,

SUMMARY of topics this week:

- **Board meeting recap at end of this Digest**
- *Pool access application*
- *Small craft storage slot application*
- **Celebration** of Lake Amleto Bridge – and upcoming party dates
- *Chair Exercise*
- *Can you help with afternoon pool water testing?*
- *Options for chimney/fireplace inspection*
- *Onsite office hours*
- *Next Board Meeting date*
- *Calendar and News – where to find*

## Pool Access Summer 2025

Weather permitting the pool opens May 17<sup>th</sup>, so the link to pool access applications has been opened – at the end of this message. A reminder that in order to be eligible for pool access, all users must agree to each of these pool rules. Additionally, the unit owner must be current with Queen's Landing account requirements including HOA fees, assessments, inspections, and vehicle decals.

There will be no wristbands this year. Instead, access will be gained through your unit fob. Groups of residents and invited guests from one household are limited to six people at any time, on the honor system. The application and everything else you need to know is at the link: [QL 2025 pool access application](https://queenslanding.org/docs-and-faqs/). It can also be found on the QL website <https://queenslanding.org/docs-and-faqs/>

## Small Craft and kayak storage applications

This is the time of year to renew, or apply for, a slot on the **small craft storage racks**. The **application** is on the QL website <https://queenslanding.org/docs-and-faqs/>. Those who currently have a slot, and who submit their application and payment by May 11th will receive preference. After that date, we will accommodate requests in the order they have been received in the office. Please bring or mail your application and check to the Clubhouse office.

## Celebration of Lake Amleto Bridge

Please join us on Saturday morning, April 26<sup>th</sup> from 10 to 11 AM to officially celebrate the beautiful new bridge on Lake Amleto. (Rain date is Sunday, April 27 at 1pm)

Reminder – next Happy Hour the first Friday of May – May 2<sup>nd</sup> – at 6:30.

Memorial Day Weekend Sunday pool party. Channel your Jimmy Buffett with "**Cheeseburger in Paradise**" from 1 -4 on SUNDAY (not Monday) May 25th.

## New Class - Chair ER Cise

NO IMPACT, Exercise Class for beginners. A class to get our bodies moving. If you have weights or bands feel free to bring them. Tuesday and Thursday 6:30-7 in the Landing. Hope to see you there. For more information, please call Tammy B at 240-832-5995

## Looking for a few volunteers to be weekday afternoon pool water testers

Our pool management company tests the pool water each morning, and in the afternoons when the lifeguard is here. But County regulations require us to test EACH afternoon, so we've got a rotation of volunteers who come over to the pool around 3pm, test the water, and record the results. The training takes three minutes. If you'd be interested in taking one day a week please email [laurelle@queenslanding.org](mailto:laurelle@queenslanding.org).

## Options for chimney/fireplace inspection

Knowing many of you do not use your chimneys or fireplaces but an inspection is still required, the Maintenance Committee discussed options. If you have a propane fireplace, you can take a photo of the outside hookup to prove your line is not active. You may submit that to the office as proof that your fireplace is disabled and therefore does not require inspection. If you have a wood burning fireplace, some are removing it completely and others are blocking it by installing wallboard, wood, or glass cover. You can take a photo of that and submit it as proof your fireplace is disabled.

## FirstService Residential Update – office hours

You can find someone in the office Monday-Thursday, 10-6, and Friday 10-3. Outside of those hours the Call Center is very helpful, so do stay on the line if you call 410-643-5192 during office hours and your call is transferred. For after-hours emergencies please call 800-870-0010.

## Next Board Meeting – May 19, 2025 7pm Chester Room

## Calendar and News – where to find

The Queen's Landing website is the repository of our master calendar and of community updates and news. Please check it regularly. <https://queenslanding.org/>

## April 2025 Board Meeting Recap

April's Board Meeting was held April 21, 2025, at 7:00. Many thanks to the community members who joined us in person and by phone!

We are enjoying longer, warmer spring days in our lovely neighborhood!

Highlights of the meeting include:

### Mark Your Calendars for Fun!

- **Ribbon Cutting for Lake Amleto Bridge!** Join us on April 26 from 10-11am to celebrate our rebuilt bridge and enjoy refreshments. Rain date April 27.
- **Happy Hours**—the next Happy Hour is May 2 at 6:30 pm. Bring a dish to share and your beverage of choice.
- **Memorial Day Weekend Party:** Enjoy **Cheeseburgers in Paradise** on **Sunday, May 25** from 1-4 for a Jimmy Buffett-themed party! The Social Committee will provide burgers, hot dogs, cheese, rolls, condiments and non-alcoholic beverages; please bring a side or dessert to share!
- **The Pool!**
  - The pool will be open mid-May through mid-September. For pool access, you will once again need to agree to the pool rules online and be a member in good standing (no outstanding fees, all unit inspections up to date). The link and information were sent out to the community last week.
  - A few good Pool Testers are needed to test the pool water on weekday afternoons—it's super simple, and you only need to volunteer for one day a week. Contact Laurelle McCready ([laurelle@queenslanding.org](mailto:laurelle@queenslanding.org)) if you are interested—a free, 2-minute class will be available!
  - Work is being done on the concrete deck—it's not only going to look great, but it's going to be stable.
- **Kayakers**—a new put-in will be installed soon to replace the failed platform. Renewals have been sent to current small craft rack renters; once these are complete, the Office will process applications for new rack rentals. Printed applications are also available in the Office vestibule.

### I Didn't Know That! How Did YOU Find Out?

There's a LOT going on in Queen's Landing, and everyone who lives here really should be in the know. It's EASY to find out!

- Every Thursday, a **Weekly Digest** is sent out via email from First Service Residential. It includes everything you need to know. However, if you opt out of these emails, you risk being in the dark.
- Every month, every resident is not only invited but strongly encouraged to attend the **Board Meeting!** It's held every third Monday of the month at 7:00 pm, and you can attend in person or dial in. We want to hear from you—the good, the bad, the ugly. Our only request is that you be respectful to your neighbors, and to your volunteer Board.

- Do you have a particular interest in the Marina? Are you a social butterfly? Are you happiest when you're in nature? Do you have a vision for the community? There are a respectable number of **standing committees** that would welcome your talents, interest and ideas. There is no better way to stay connected and have a say than to join a committee. Unless, of course, you join the Board!
- Visit our **website**, [www.queenslanding.org](http://www.queenslanding.org). The Weekly Digests are posted here, as well as the meeting calendar.

## **Financials Are Strong**

- Queen's Landing continues to enjoy a healthy balance sheet. Overall, we have a budget surplus of \$31K as of the end of February, mostly due to timing, seasonality, and an insurance claim that has not yet been filed.

## **Marina Happenings**

- The Board approved the Charter of the Marina Executive Committee, also known as the Board of the Queen's Landing Community Marina, LLC. The Board also discussed a proposal to participate in the cost of the bulkhead renovation protecting the pool and Clubhouse. That discussion will continue at the May Board Meeting.

**Remember, this Board Recap hits the highlights of the Board Meeting. We encourage all residents to attend these meetings—so you can hear what's happening for yourself, and so WE can hear from YOU!**